

WOODHILL HOMEOWNERS ASSOCIATION MEETING

Ogden Payson Office – 405 S. Beeline Hwy, Ste. D
Friday, August 15, 2025
4:30 p.m.

CALL TO ORDER & ROLL CALL:

SECRETARY'S REPORT

- Review/Approval of Meeting Minutes May 2, 2025

TREASURER'S REPORT

- Review & Acceptance of Treasurer's Report
- Financials from April - June, 2025.

ARCHITECTURAL COMMITTEE REPORT

- Update/Approvals from ACC
- ACC Request to Update Approved Colors

OLD BUSINESS

NEW BUSINESS

- Discussion Regarding Upcoming Board Election

HOMEOWNER'S OPEN FLOOR DISCUSSION

- Try to limit to 3-5 minutes per member to address homeowner concerns

ADJOURNMENT – Adjourn to Executive Session

EXECUTIVE SESSION - (this is a closed session)

The Board will be meeting in executive session following the open portion of the Board meeting. Although attendance at the executive session is restricted to the Board (members are not permitted to attend), Arizona law requires that members be informed of executive session meetings. The Board may be meeting in executive session to address:

- Legal advice from an attorney for the Board or the Association. See A.R.S. §33-1804(A)(1).
- Pending or contemplated litigation. See A.R.S. §33-1804(A)(2).
- Matters relating to personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association. See A.R.S. §33-1804(A)(3).

WOODHILL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

May 2, 2025

CALL TO ORDER Lee Schneider called the meeting to order at 4:30 p.m. The following additional Board Members were present: Paul Glaze, Hugo Segletes, Jason Fogel.

Representing Ogden & Co. (Management Company) – Melissa Glinzak

MINUTES

MOTION made by Hugo Segletes, seconded by Paul Glaze to approve the January 25, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for January through March were presented including the Edward Jones investment statements. Total assets as of 3/31/25 were \$66,707.92. Operating account as of 3/31/25 were \$12,840.63, investments were \$53,867.29, net income was \$11,483.82.

MOTION was made by Hugo Segletes to approve the revised 2025 budget as submitted.

Seconded by Jason Fogel.

Motion passed unanimously.

The updated 2025 budget will be uploaded to the portal for the community to view.

ARC REPORT

Seventeen ARC requests were submitted and approved by the ARC.

- 502 N. Blue Spruce Rd. – Repaint home
- 910 W. Landmark Trail – Repaint home
- 611 N. Boulder Ridge – Move fence to front of home (this was approved with the contingency that the fence would be made of wood similar to the home next door and would not be chainlink as it currently is)
- 910 W. Landmark Trail – Remove dead tree
- 907 W. Landmark Trail – Repaint home (same colors)
- 605 N. Eagle Ridge – Remove tree too close to house (insurance)
- 828 W. Country Lane – Install security door
- 804 W. St. Moritz Drive – Installation of windows which changed exterior
- 609 N. Woodhill – New construction
- 807 W. Country Lane – Install a 12 x 10 shed, painted to match home
- 509 N. Blue Spruce Rd – Installation of 20' telescoping flag pole
- 917 W. Country Lane – Landscape change (due to elk eating plants)
- 508 N. Prospector Circle – Repaint home
- 805 N. Blue Spruce Road – Replace small wood deck with Trex and TimberTech steel railing
- 504 N. Oak Ridge Road – Request to build fence
- 907 W. Sundance Circle – Repaint home (same colors)
- 905 W. Sundance Circle – Roof replacement, same color

A motion was made by Jason Fogel to approve the ARC approvals. Paul Glaze seconded. Motion carried.

A motion was made by Hugo Segletes to appoint Paul Frommelt, Richard Meyer, and Valerie Starr to the ARC committee. Jason Fogel seconded. Motion carried.

Lee Schneider stated that Hugo would be the chair of the committee, per Arizona law, and that he (Lee) would just remain in a view capacity when needed.

OLD BUSINESS

INSURANCE: USLI is the insurance carrier for the community. The Board approved binding coverage with this company via unanimous written consent on March 21, 2025.

NEW BUSINESS:

PARKING ISSUE: With a vote of 203 yes to 33 no, a total of 237 ballots received, the membership voted to retain authority on the parking on public streets. The resolution will be recorded and authority will remain with the HOA.

UPDATED PARKING POLICY: Hugo Segletes put together an updated parking policy, which added SUV's to the list of vehicles, allowed for street parking during the day but prohibited overnight parking (10 p.m. – 6 a.m.), allowed for permission for overnight parking to be granted by either Board members or management, and allowed for parking overnight on seven holidays (New Year, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas).

A motion was made by Hugo Segletes to adopt the revised policy as submitted. Jason Fogel seconded. Motion passed and the updated Parking Policy was adopted. It will be added to the website, the portal, and sent out to the community via eblast.

BOARD MEMBER RESIGNATION/VACANCY/APPOINTMENT: Board Member Michael Valentiner, resigned from the Board on April 16, 2025, leaving a vacancy on the Board. The Board can appoint someone to fill the remainder of the term or wait until the next election in December.

A motion was made by Lee Schneider to appoint Hugo Segletes as Treasurer. Paul Glaze seconded. Motion passed unanimously.

UPDATE FROM WILDFIRE SYMPOSIUM: Hugo Segletes and Melissa Glinzak attended the first annual Gila County Wildfire Symposium. Hugo provided an update for the audience as to the classes offered and what he and others learned from the event.

OPEN FORUM:

Questions were asked and answered during the meeting. No other open forum items were raised.

There being no further business, the meeting was adjourned at 5:17 p.m.

Respectfully submitted,

Melissa Glinzak, CAAM, MBA
Ogden & Co. Inc.

Woodhill HOA – Treasurer’s Report
Board Meeting – 08/15/2025

 **Current Balances (as of 08/11/2025)**

Account	Balance
Operating	\$6,041.48
Reserve	\$16,004.47
Other	\$38,125,.92 ** <i>TOTAL</i> ** **\$60,171.87**

 **Monthly Snapshot – 6/30/2025**

Category	Budgeted	Actual	Variance
Income	\$478.01	1717.68	=1,239.67
Expenses	\$1,668.55	3,373.50	=1,704.95

Quick Notes:

- Legal fees are currently \$150 over budget
- Office Admin Printing and Postage is currently \$953.50 over budget (due to road authority ballot/vote mailing)
- Insurance premium is currently over budget and will continue to be due to increase in premium over originally budgeted amount
- Remainder of expenses are at or under budget.

 **Year-to-Date – 6/30/2025**

- **Income:** \$20,179.35 (on track)
- **Expenses:** \$12,799.04 (on track)
- **Net Position:** \$7,380.31surplus

 **Reserve Fund – 6/30/2025**

- **Balance:** \$48,834,33

- **Recent Use:** None
- **Next Project:** No upcoming reserve projects

Delinquencies – 7/31/25

- **Total:** \$2,452.00 – 22 owners
- **Status:** 2 in collections; 2 violation fees; remainder received late notices or personal emails regarding their past due amount. These emails resulted in reducing from 32 owners in June to 22 owners in July and collected \$440 (reduced from 2,872 to \$2,452).

Upcoming

- 2026 Budget Discussion

Prepared by: Melissa Glinzak

Woodhill Homeowners Association

Balance Sheet as of 4/30/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$10,871.86		\$10,871.86
1012 - Edward Jones 27782-1-8 MF	\$5,241.63	\$646.55	\$5,888.18
1013 - Edward Jones CDs		\$48,000.00	\$48,000.00
Total Assets	\$16,113.49	\$48,646.55	\$64,760.04
Total Assets	\$16,113.49	\$48,646.55	\$64,760.04
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2005 - Prepaid Assessments	\$801.05		\$801.05
Total Liabilities	\$801.05		\$801.05
Equity			
3015 - Net Income (Loss)	\$10,109.23	\$0.71	\$10,109.94
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
Total Equity	\$15,312.42	\$48,646.55	\$63,958.97
Total Liabilities / Equity	\$16,113.47	\$48,646.55	\$64,760.02

Woodhill Homeowners Association

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	440.00	-	440.00	15,664.00	17,424.00	(1,760.00)	17,424.00	
4040 - Legal/Collection Reimbursement	30.00	-	30.00	110.00	-	110.00	-	
4401 - Late Fee Income	110.00	25.00	85.00	220.00	100.00	120.00	300.00	
4402 - Fines/Violations	750.00	4.17	745.83	750.00	16.68	733.32	50.00	
4410 - Other Income	450.00	200.00	250.00	950.00	800.00	150.00	2,400.00	
4421 - Interest Income - Operating	21.54	166.67	(145.13)	40.77	666.68	(625.91)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	328.68	(328.68)	986.00	
Total Income	1,801.54	478.01	1,323.53	17,734.77	19,336.04	(1,601.27)	23,160.00	
Total Income	1,801.54	478.01	1,323.53	17,734.77	19,336.04	(1,601.27)	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	450.00	450.00	-	1,800.00	1,800.00	-	5,400.00	
5701 - Legal	220.00	83.33	(136.67)	220.00	333.32	113.32	1,000.00	
5708 - Office Admin Printing and Postage	284.86	95.83	(189.03)	384.98	383.32	(1.66)	1,150.00	
5717 - Shredding	-	200.00	200.00	-	200.00	200.00	200.00	
5727 - Website	92.16	58.33	(33.83)	92.16	233.32	141.16	700.00	
5729 - Meeting Expense	-	800.00	800.00	-	800.00	800.00	900.00	
5730 - Miscellaneous	-	8.33	8.33	-	33.32	33.32	100.00	
5800 - Management Fees	-	972.73	972.73	2,950.00	4,068.18	1,118.18	11,850.00	
5802 - Taxes Licenses	-	-	-	50.00	60.00	10.00	60.00	
5804 - Insurance Premium	2,128.40	-	(2,128.40)	2,128.40	1,800.00	(328.40)	1,800.00	
Total Expense	3,175.42	2,668.55	(506.87)	7,625.54	9,711.46	2,085.92	23,160.00	
Total Expense	3,175.42	2,668.55	(506.87)	7,625.54	9,711.46	2,085.92	23,160.00	
Operating Net Total	(1,373.88)	(2,190.54)	816.66	10,109.23	9,624.58	484.65	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
7010 - Reserve Interest	-	-	-	(.71)	-	.71	-
Total Expense	-	-	-	(.71)	-	.71	-
Total Expense	-	-	-	(.71)	-	.71	-
Reserve Net Total	-	-	-	.71	-	.71	-
Net Total	(1,373.88)	(2,190.54)	816.66	10,109.94	9,624.58	485.36	-

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2025

Operating Income		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income														
4010 - Assessment Income		13,068	1,276	880	440									15,664
4040 - Legal/Collection Reimbursement		-	-	80	30									110
4401 - Late Fee Income		-	-	110	110									220
4402 - Fines/Violations		-	-	-	750									750
4410 - Other Income		100	300	100	450									950
4421 - Interest Income - Operating			1	18	22									41
Total Income		13,168	1,577	1,188	1,802									17,735
Total Income		13,168	1,577	1,188	1,802									17,735

Operating Expense

Expense		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5011 - Drainage Easement Maintenance		450	450	450	450									1,800
5701 - Legal		-	-	-	220									220
5708 - Office Admin Printing and Postage		100	-	-	285									385
5727 - Website		-	-	-	92									92
5800 - Management Fees		1,150	900	900	-									2,950
5802 - Taxes Licenses		50	-	-	-									50
5804 - Insurance Premium		-	-	-	2,128									2,128
Total Expense		1,750	1,350	1,350	3,175									7,626
Total Expense		1,750	1,350	1,350	3,175									7,626
Operating Net Total		\$11,418	\$227	(\$162)	(\$1,374)									\$10,109

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 4/30/2025

Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Reserve Interest	(1)	-	-	-	-	-	-	-	-	-	-	-	-1
Total Expense	(1)	-	-	-	-	-	-	-	-	-	-	-	-1
Total Expense	(1)	-	-	-	-	-	-	-	-	-	-	-	-1
Reserve Net Total	\$1	-	-	-	-	-	-	-	-	-	-	-	\$1
Net Total	\$11,419	\$227	(\$162)	(\$1,374)									\$10,110

Woodhill Homeowners Association

Balance Sheet as of 5/31/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$9,910.50		\$9,910.50
1010 - Reserve Cash		\$16,000.00	\$16,000.00
1012 - Edward Jones 27782-1-8 MF	\$5,261.89	\$832.17	\$6,094.06
1013 - Edward Jones CDs		\$32,000.00	\$32,000.00
Total Assets	\$15,172.39	\$48,832.17	\$64,004.56
Total Assets	\$15,172.39	\$48,832.17	\$64,004.56
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2005 - Prepaid Assessments	\$933.05		\$933.05
Total Liabilities	\$933.05		\$933.05
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$9,036.13	\$186.33	\$9,222.46
Total Equity	\$14,239.32	\$48,832.17	\$63,071.49
Total Liabilities / Equity	\$15,172.37	\$48,832.17	\$64,004.54

Woodhill Homeowners Association

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	176.00	-	176.00	15,840.00	17,424.00	(1,584.00)	17,424.00	
4040 - Legal/Collection Reimbursement	185.00	-	185.00	295.00	-	295.00	-	
4401 - Late Fee Income	45.00	25.00	20.00	265.00	125.00	140.00	300.00	
4402 - Fines/Violations	-	4.17	(4.17)	750.00	20.85	729.15	50.00	
4410 - Other Income	300.00	200.00	100.00	1,250.00	1,000.00	250.00	2,400.00	
4421 - Interest Income - Operating	20.90	166.67	(145.77)	61.67	833.35	(771.68)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	410.85	(410.85)	986.00	
Total Income	726.90	478.01	248.89	18,461.67	19,814.05	(1,352.38)	23,160.00	
Total Income	726.90	478.01	248.89	18,461.67	19,814.05	(1,352.38)	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	-	450.00	450.00	1,800.00	2,250.00	450.00	5,400.00	
5701 - Legal	-	83.33	83.33	220.00	416.65	196.65	1,000.00	
5708 - Office Admin Printing and Postage	-	95.83	95.83	384.98	479.15	94.17	1,150.00	
5717 - Shredding	-	-	-	-	200.00	200.00	200.00	
5727 - Website	-	58.33	58.33	92.16	291.65	199.49	700.00	
5729 - Meeting Expense	-	-	-	-	800.00	800.00	900.00	
5730 - Miscellaneous	-	8.33	8.33	-	41.65	41.65	100.00	
5800 - Management Fees	900.00	972.73	72.73	4,750.00	5,040.91	290.91	11,850.00	
5802 - Taxes Licenses	-	-	-	50.00	60.00	10.00	60.00	
5804 - Insurance Premium	-	-	-	2,128.40	1,800.00	(328.40)	1,800.00	
Total Expense	900.00	1,668.55	768.55	9,425.54	11,380.01	1,954.47	23,160.00	
Total Expense	900.00	1,668.55	768.55	9,425.54	11,380.01	1,954.47	23,160.00	
Operating Net Total	(173.10)	(1,190.54)	1,017.44	9,036.13	8,434.04	602.09	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Expense								
Expense								
7010 - Reserve Interest	(185.62)	-	185.62	(186.33)	-	186.33	-	
Total Expense	(185.62)	-	185.62	(186.33)	-	186.33	-	
Total Expense	(185.62)	-	185.62	(186.33)	-	186.33	-	
 Reserve Net Total	 185.62	 -	 185.62	 186.33	 -	 186.33	 -	
Net Total	12.52	(1,190.54)	1,203.06	9,222.46	8,434.04	788.42	 -	

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2025

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income														
4010 - Assessment Income	13,068	1,276	880	440	176	-	-	-	-	-	-	-	-	15,840
4040 - Legal/Collection Reimbursement	-	-	80	30	185	-	-	-	-	-	-	-	-	295
4401 - Late Fee Income	-	-	110	110	45	-	-	-	-	-	-	-	-	265
4402 - Fines/Violations	-	-	-	-	750	-	-	-	-	-	-	-	-	750
4410 - Other Income	100	300	100	450	300	-	-	-	-	-	-	-	-	1,250
4421 - Interest Income - Operating	-	1	18	22	21	-	-	-	-	-	-	-	-	62
Total Income	13,168	1,577	1,188	1,802	727	-	-	-	-	-	-	-	-	18,462
Total Income	13,168	1,577	1,188	1,802	727	-	-	-	-	-	-	-	-	18,462

Operating Expense

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Expense														
Expense														
5011 - Drainage Easement Maintenance	450	450	450	450	-	-	-	-	-	-	-	-	-	1,800
5701 - Legal	-	-	-	-	220	-	-	-	-	-	-	-	-	220
5708 - Office Admin Printing and Postage	100	-	-	-	285	-	-	-	-	-	-	-	-	385
5727 - Website	-	-	-	-	92	-	-	-	-	-	-	-	-	92
5800 - Management Fees	1,150	900	900	900	-	-	-	-	-	-	-	-	-	4,750
5802 - Taxes Licenses	50	-	-	-	-	-	-	-	-	-	-	-	-	50
5804 - Insurance Premium	-	-	-	-	-	2,128	-	-	-	-	-	-	-	2,128
Total Expense	1,750	1,350	1,350	4,075	900	-	-	-	-	-	-	-	-	9,426
Total Expense	1,750	1,350	1,350	4,075	900	-	-	-	-	-	-	-	-	9,426
Operating Net Total	\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	-	-	-	-	-	-	-	-	\$9,036

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2025

Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Reserve Interest	(1)	-	-	-	(186)	-	-	-	-	-	-	-	-186
Total Expense	(1)	-	-	-	(186)	-	-186						
Total Expense	(1)	-	-	-	(186)	-	-186						
Reserve Net Total	\$1	-	-	\$186	-	-	-	-	-	-	-	-	\$186
Net Total	\$11,419	\$227	(\$162)	(\$2,274)	\$13	-	\$9,222						

Woodhill Homeowners Association

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$7,321.63		\$7,321.63
1010 - Reserve Cash		\$16,002.16	\$16,002.16
1012 - Edward Jones 27782-1-8 MF	\$5,261.89	\$832.17	\$6,094.06
1013 - Edward Jones CDs		\$32,000.00	\$32,000.00
Total Assets	\$12,583.52	\$48,834.33	\$61,417.85
Total Assets	\$12,583.52	\$48,834.33	\$61,417.85
Liabilities / Equity	Operating	Reserve	Total
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$7,380.31	\$188.49	\$7,568.80
Total Equity	\$12,583.50	\$48,834.33	\$61,417.83
Total Liabilities / Equity	\$12,583.50	\$48,834.33	\$61,417.83

Woodhill Homeowners Association

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	1,517.05	-	1,517.05	17,357.05	17,424.00	(66.95)	17,424.00	
4040 - Legal/Collection Reimbursement	-	-	-	295.00	-	295.00	-	
4401 - Late Fee Income	-	25.00	(25.00)	265.00	150.00	115.00	300.00	
4402 - Fines/Violations	-	4.17	(4.17)	750.00	25.02	724.98	50.00	
4410 - Other Income	200.00	200.00	-	1,450.00	1,200.00	250.00	2,400.00	
4421 - Interest Income - Operating	.63	166.67	(166.04)	62.30	1,000.02	(937.72)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	493.02	(493.02)	986.00	
Total Income	1,717.68	478.01	1,239.67	20,179.35	20,292.06	(112.71)	23,160.00	
Total Income	1,717.68	478.01	1,239.67	20,179.35	20,292.06	(112.71)	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	900.00	450.00	(450.00)	2,700.00	2,700.00	-	5,400.00	
5701 - Legal	430.00	83.33	(346.67)	650.00	499.98	(150.02)	1,000.00	
5708 - Office Admin Printing and Postage	1,143.50	95.83	(1,047.67)	1,528.48	574.98	(953.50)	1,150.00	
5717 - Shredding	-	-	-	-	200.00	200.00	200.00	
5727 - Website	-	58.33	58.33	92.16	349.98	257.82	700.00	
5729 - Meeting Expense	-	-	-	-	800.00	800.00	900.00	
5730 - Miscellaneous	-	8.33	8.33	-	49.98	49.98	100.00	
5800 - Management Fees	900.00	972.73	72.73	5,650.00	6,013.64	363.64	11,850.00	
5802 - Taxes Licenses	-	-	-	50.00	60.00	10.00	60.00	
5804 - Insurance Premium	-	-	-	2,128.40	1,800.00	(328.40)	1,800.00	
Total Expense	3,373.50	1,668.55	(1,704.95)	12,799.04	13,048.56	249.52	23,160.00	
Total Expense	3,373.50	1,668.55	(1,704.95)	12,799.04	13,048.56	249.52	23,160.00	
Operating Net Total	(1,655.82)	(1,190.54)	(465.28)	7,380.31	7,243.50	136.81	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
Expense								
7010 - Reserve Interest	2.16	-	2.16	188.49	-	188.49	-	
Total Expense	2.16	-	2.16	188.49	-	188.49	-	
Total Income	2.16	-	2.16	188.49	-	188.49	-	
Reserve Net Total	2.16	-	2.16	188.49	-	188.49	-	
Net Total	(1,653.66)	(1,190.54)	(463.12)	7,568.80	7,243.50	325.30	-	

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2025

Operating Income		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income														
4010 - Assessment Income		13,068	1,276	880	440	176	1,517	-	-	-	-	-	-	17,357
4040 - Legal/Collection Reimbursement		-	-	80	30	185	-	-	-	-	-	-	-	295
4401 - Late Fee Income		-	-	110	110	45	-	-	-	-	-	-	-	265
4402 - Fines/Violations		-	-	-	750	-	-	-	-	-	-	-	-	750
4410 - Other Income		100	300	100	450	300	200	-	-	-	-	-	-	1,450
4421 - Interest Income - Operating		1	18	22	21	1	-	-	-	-	-	-	-	62
Total Income		13,168	1,577	1,188	1,802	727	1,718	-	-	-	-	-	-	20,179
Total Income		13,168	1,577	1,188	1,802	727	1,718	-	-	-	-	-	-	20,179

Operating Expense

Expense		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
5011 - Drainage Easement Maintenance		450	450	450	450	-	900	-	-	-	-	-	-	2,700
5701 - Legal		-	-	-	220	-	430	-	-	-	-	-	-	650
5708 - Office Admin Printing and Postage		100	-	-	285	-	1,144	-	-	-	-	-	-	1,528
5727 - Website		-	-	-	92	-	-	-	-	-	-	-	-	92
5800 - Management Fees		1,150	900	900	900	900	900	-	-	-	-	-	-	5,650
5802 - Taxes Licenses		50	-	-	-	-	-	-	-	-	-	-	-	50
5804 - Insurance Premium		-	-	-	2,128	-	-	-	-	-	-	-	-	2,128
Total Expense		1,750	1,350	1,350	4,075	900	3,374	-	-	-	-	-	-	12,799
Total Expense		1,750	1,350	1,350	4,075	900	3,374	-	-	-	-	-	-	12,799
Operating Net Total		\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	(\$1,656)	-	-	-	-	-	-	\$7,380

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 6/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Expense													
7010 - Reserve Interest	1	-	-	-	186	2	-	-	-	-	-	-	188
Total Expense	1	-	-	-	186	2	-	-	-	-	-	-	188
Total Income	1	-	-	-	186	2	-	-	-	-	-	-	188
Reserve Net Total	\$1	-	-	\$186	\$2	-	-	-	-	-	-	-	\$188
Net Total	\$11,419	\$227	(\$162)	(\$2,274)	\$13	(\$1,654)	-	-	-	-	-	-	\$7,569